Agenda Item # 30

Distribution
Div. of Building (2)
Div. Development Review (2)
Div. of Transportation
Map Services

STATE OF ILLINOIS)
) SS #06 -02
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
FEBRUARY 13, 2007

MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee herewith presents a Resolution in the matter of the petition of TRAVIS AND JENNIFER WINEGARNER, CHRIS AND AMYNDA HADFIELD, DOUG AND LISA SPOONER, AND JAMES AND CARRIE LUBKEMAN AS LEGAL OWNERS to vacate a portion of Willow Avenue, and all of an unimproved right-of-way (alley) lying between Lot 3 Lass Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision, Antioch Township, Lake County, Illinois. The Board of Vacation by a vote of 3 "Ayes" and 0 "Nays" recommends that only a portion of Willow Avenue, and all of the unimproved right-of-way (alley) be vacated subject to the conditions expressed in Exhibit "A" attached. On the motion "to approve" the prayer of the petitioner your Planning, Building and Zoning Committee vote is 5 "Ayes", 1 "Nays".

An affirmative vote of at least two-thirds of the members of the County Board is required to grant this resolution.

Respectfully Submitted,

Planning, Building, & Zoning Committee	Aye	Nay
Chairman		✓
Vice-Chairman	✓	
	✓	
	✓	
	✓	
	X	

Financial & Administrative Committee	Aye	Nay
Chairman	X	
Vice-Chairman	✓	
	✓	
	X	
	✓	
	✓	
	1	

RESOLUTION

WHEREAS, on October 4, 2006, October 25, 2006 and January 24, 2007 public hearings were held before the Board of Vacation pursuant to Article 3, Section 3.12 of the Lake County Unified Development Ordinance, as amended, on the petition of, TRAVIS AND JENNIFER WINEGARNER, CHRIS AND AMYNDA HADFIELD, DOUG AND LISA SPOONER, AND JAMES AND CARRIE LUBKEMAN, AS LEGAL OWNERS to vacate a portion of Willow Avenue, and all of an alley lying between Lot 3 Lass Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision, Antioch Township, Lake County, Illinois. More fully described as follows:

Willow Avenue:
All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15 and 16 in Block 9 in Channel Lake Shores, a subdivision of part of the West half of fractional Section 1, Township 46 North, Range 9, East of the Third Principal Meridian, according to the Lass Cox Drive Consolidation Plat, recorded March 5, 2003, as document 5141453, in Lake County, Illinois, as more fully set forth on the plat attached; and

Alley:
All that part of an unimproved (alley) lying between Lot 3 Lass Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision being a subdivision in the West half of fractional Section 1, Township 46 North, Range 9 East of the third principal meridian, according to the plat thereof recorded April 23, 1940 as document number 476695, in Lake County Illinois. As more fully set forth on the plat attached.

WHEREAS, the petitioners are the owners of the following parcel(s) of real estate, to-wit:

Winegarner:
Lot 2 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15 and 16 in Block 9 in Channel Lake Shores, a subdivision of part of the west half of fractional section 1, township 46 north, range 9, east o the third principal meridian, according to the Lass Cox Drive Consolidation Plat, recorded March 5, 2003, as document 5141453, in Lake County, Illinois. PIN: 01-01-304-038. Commonly known as 43435 North Cox Drive, Antioch, IL; and

Spooner:
Lot 3 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15, and 16 in Block 9 in Channel Lake Shores, a Subdivision of part of the West half of Fractional Section 1, Township 46 North, Range 9, East of the Third Principal Meridian, according to the Lass Cox Drive Consolidation Plat recorded March 5, 2003, as Document 5141453, in Lake County, Illinois. PIN 01-01-304-039; and

Hadfield
Lot 1 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 12, 15, and 16 in Block 9 of Channel Lake Shores, a subdivision of part of the west half of fractional Section 1, Township 46 North Range 9, East of Third Principle Meridian, according to the Lass Cox Drive Consolidation Plat recorded March 5, 2003, as Document 5141453, in Lake County, Illinois. PIN: 01-01-304-037. Commonly known as 43445 North Cox Drive, Antioch, IL; and

Lubkeman:
Lots 9, 10, 11, & 12 in block 9 in Channel Lakes Shores, being a subdivision in the West half of fractional section 1, township 46 north, Range 9 east of the third principal meridian, according to the plat thereof recorded April 23, 1940 as document number 476695, in Lake County Illinois. Pin: 01-01-300-011.

and

WHEREAS, after reviewing the testimony presented at the aforementioned public hearings of the Board of Vacation, said Board has submitted its recommendation and report to the Planning, Building and Zoning Committee; and

WHEREAS, the Board of Vacation recommends by a vote of 3-0 that the vacation request described above be granted subject to the conditions listed in Exhibit "A"; and

WHEREAS, on February 6, 2007, the Planning, Building and Zoning Committee of the said County Board duly considered the petition and report, and by a vote of 5 "Ayes", 1 "Nays" recommend that above-described street vacation request be granted subject to the conditions attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the public rights-of-way, as described above, are hereby vacated and those portions of said Plat of Subdivision are hereby revoked, annulled and set aside subject to the conditions attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED, that this resolution shall take effect and be in force for and after its passage provided that said petitioners' shall after the passage of this resolution, file for recording in the office of the County Recorder of Deeds, a certified copy of this resolution, the Deeds of Vacation and the proper vacation instrument(s) that combine the vacated rights of way to adjacent parcels owned by the petitioners' in accordance with the provisions of the Unified Development Ordinance.

Conditions Exhibit "A"

1. The vacation of Willow Avenue shall be limited to the south 118.2 feet of the petitioners' request to assure the preservation of legal access and frontage rights of adjacent properties.

LakeCounty

Planning, Building and Development

Philip J. Rovang
Director

18 North County Street - 6th Floor
Waukegan, Illinois 60085-4356
Phone 847-377-2875
Fax 847-360-6734
Email planning@co.lake.il.us

MEMORANDUM
February 6, 2007

TO: Pamela Newton, Chairperson
Lake County Planning, Building and Zoning Committee

FR: Patrick S. Tierney, Principal Planner
Lake County Department of Planning, Building and Development

RE: Vacation Request 06-02 – Antioch Township
Petitioners: Travis and Jennifer Winegarner, Chris and Amynda Hadfield, Doug and Lisa Spooner, James and Carrie Lubkeman
Request: Vacation of WILLOW AVENUE and ALLEY in the Channel Lake Shores Subdivision

The Board of Vacation held three public hearings relative to a petition to vacate a portion of Willow Avenue, and an unimproved alley, located in the Channel Lake Shores Subdivision in Antioch Township (see attached location map). A copy of the petition, Plat of Vacation, location map, and the minutes of the public hearings are attached.

The petitioners were represented by Jennifer Winegarner throughout the process. Although there was no neighbor opposition to either of the vacations, the Board of Vacation had reservations concerning the affect of the vacation of Willow Avenue on the conforming status on adjacent properties. As a result of these concerns, the hearing was continued twice to enable the petitioners time to conduct research on the existence of other forms of access to the adjacent properties so they could make a decision on the request.

At the January 25th hearing, after the petitioner failed to provide any substantive evidence that an alternative means of legal access was available to certain adjacent properties, the Board acted to grant a partial vacation of Willow Avenue where access to the adjacent properties would be preserved. There was no objection at any time to the vacation of the alley.

Recommendation:

- The Board of Vacation unanimously recommends that the vacation of Willow Avenue request be granted subject to the condition represented below.
- The Board of Vacation unanimously recommended vacation of an unimproved alley as requested.

Condition of approval – Willow Avenue:

1. The vacation shall be limited to the south 118.2 feet of the petitioners' request to assure the preservation of access and frontage rights of adjacent properties.

Reasons for Board of Vacation's recommendation:

1. There was documented evidence showing any current or future need for the portion of Willow Avenue or the alley recommended for vacation.

2. The property will be placed on the tax rolls.

3. The vacation would remove liability from the County over the right-of-way.

Cost of Real Estate Purchase: **Willow Avenue:** $842.00; **Alley:** $977.00
Total: $1,819.00

Minutes
Vacation Petition # 06-02 – Antioch Township
A petition to vacate a portion of Willow Avenue and an Alley located in the Channel Lake Shores Subdivision
Public Hearing Conducted on October 4, 2006; October 25, 2006; and January 24, 2007

Petitioners: Travis and Jennifer Winegarner, Chris and Amynda Hadfield, Doug and Lisa Spooner, James and Carrie Lubkeman

Board Members Present
*Pat Tierney – Development Review Division
*Lisle Stalter – States Attorney's Office
Steve Crivello – Building Division
Paula Trigg – LCDOT
Joe Meyer - LCDOT
Robert Mosteller - Development Review Division

Others in Attendance
Jennifer Winegarner
Christopher Hadfield
Tom Geisler
Frank Rehberger

* Denotes Vacation Officer and non-voting member

Hearing October 4, 2006

Mr. Tierney opened the hearing at 10:05 a.m. and reviewed the petition with those in attendance. The pledge of allegiance was stated, members of the Vacation Board were introduced to those in attendance, the petitioners' and members of the audience were sworn in. Mr. Tierney explained that the petition was legally advertised in the News Sun on September 13, 2006 and that the affidavit was available for review if anyone was interested in reviewing the document.

Mr. Tierney stated that he had received correspondence from Comcast Cable and they indicated that they had no facilities within the right-of-way proposed for vacation and therefore, have no objection to vacating the right-of-way. Mr. Tierney also stated that he had been in contact with the Antioch Fire Protection District, and the district representative has not provided any information to him regarding their department's recommendation. Further, the Antioch Township Highway Commissioner has no comments regarding the vacations.

Petitioner's Testimony
Ms. Jennifer Winegarner, one of the petitioners, stated that the reason she and her husband wanted to vacate Willow Avenue was to preserve the tree line because it serves a natural buffer between them and the neighbors to the east. She also stated that they wanted assurance that the road would not be constructed in the future so they could maintain their privacy.

Board Questions

Member Mosteller asked Ms. Winegarner if she was able to determine if the properties located east of Willow Avenue, which appeared to be served by an easement, had legal access easement to Rain Tree Road. His concern, and that also shared by other Vacation Board members, was that the vacation of Willow Avenue would eliminate legal access to a street for at least one of the property owners.

Ms. Winegarner indicated that in her work with Mr. Tierney early in the vacation process, she did not find any easement. The Board advised her to pursue this issue, otherwise they would not be able to consider the vacation of Willow Avenue.

Discussion

Ms. Winegarner asked what the Board wanted her to provide so they could act on the vacation.

Member Mosteller stated that he felt a statement from a title company regarding the status of Rain Tree Road and/or an easement over and across the 4 properties currently served by a private drive would be sufficient.

Ms. Stalter felt that she would feel more comfortable if there was an easement involving the four affected property owners that coincided with the actual location of the driveway as it currently existed for the properties.

Board Questions

Member Crivello asked if there were utilities within the right-of-way and whether the Board should consider retaining an easement.

Mr. Tierney indicated that only Comcast responded to the notice and they indicated they had no interest in the right-of-way.

Christopher Hadfield, a co-applicant, stated that electric utilities ran overhead from the northeast corner of this property southerly to the southwest corner of Lot 3 in the Lass-Cox Subdivision. He was not sure if the lines were within the right-of-way or on his property.

Member Crivello emphasized that we should obtain information from the utility companies regarding this issue.

The Board discussed a date for continuation of the hearing and it was decided that the hearing would be continued to October 25 at 11:00 a.m.

A motion was made by member Mosteller to continue the hearing until the above-mentioned date/time. The motion was seconded by Member Crivello and passed unanimously.

A motion was made by member Mosteller to adjourn the hearing until the above-mentioned date/time. The motion was seconded by Member Crivello and passed unanimously.

Continued Hearing October 25, 2006

Mr. Tierney called the meeting to order at 11:04 and briefly reviewed the status of the application and issues that led to continuing the hearing on October 4. Mr. Tierney asked Ms. Winegarner if she was able to uncover the presence and extent of the Rain Tree Road easement located on adjacent properties.

Ms. Weingarner indicated that she investigated the Map Services Department and the deeds of the properties shown affected by the easement with the Recorder of Deeds however, she was not able to document that the easement existed.

Mr. Tierney stated that he also attempted to find information on the easement with Map Services and could only locate a County Board resolution that changed the name of a "private easement" to Rain Tree Road.

The Board stated that unless there could be documented evidence that an easement served the lots adjacent to Willow Avenue, they would not support the vacation of the right-of-way. They advised Ms. Winegarner to conduct a title search on the parcels to determine if the easement actually existed.

Mr. Tierney suggested that Ms. Winegarner meet with the residents' adjacent to Willow to determine if they had records that proved the existence of an easement serving their properties. It was acknowledged that this may be difficult to do given that the property owners may not have the incentive to take part in creating the easement.

Member Trigg stated that another possibility would be to pursue an easement with the adjacent property owners if one did not exist.

The Board advised Ms. Winegarner to consult with an attorney and surveyor to properly create the easement and to define its limits.

The Board also discussed their position on the vacation of the 5 foot alley south of Lot 3 of the Lass-Cox Subdivision and north of Lots 9 and 12, Block 9 of the Channel Lake Shores Subdivision.

It was generally decided that they would not be opposed to the alley vacation given that there was no clear documentation on the original plat indicating what the right-of-way would be used for. The Board agreed that it would best to reserve action on the right-of-way until a decision could be finalized with respect to the easement issue.

After Ms. Winegartner indicated she would be willing to conduct further research regarding the easement and would like to have a continuation of the hearing. The continuation would give her additional time to discuss the easement issue along with the financing arrangements with the other applicants.

The Board stated that they would be willing to grant a short extension. After some discussion of an acceptable date between Board members, a motion was made by Member Mosteller to continue the hearing until January 24, 2007 at 11:00 a.m. The motion was seconded by Member Crivello and passed unanimously. A motion to adjourn for the day was made by Mosteller and seconded by Crivello. The motion passed unanimously.

Continued Hearing January 24, 2007

The Vacation Officer called the meeting to order at 11:05 and the Pledge of Allegiance was stated.

Mr. Tierney briefly reviewed the status of the application and the issues that led to continuing the hearing on October 25, 2006. Mr. Tierney stated that at the conclusion of the last meeting, the Board had granted an extension to the applicants' to afford Ms. Winegarner an opportunity to obtain information and/or legal guidance that would assist them in determining the presence and extent of the Rain Tree Road located on adjacent properties. He stated that the minutes from the earlier meetings indicated that the Board was not opposed to the vacation of the narrow right-of-way component of the application, but they were opposed to the vacation of Willow because it would deprive legal frontage to an adjacent parcel.

Mr. Tierney asked Ms. Winegarner to update the Board on her findings and/or any alternative she had that would enable the Board to reconsider their position on the vacation.

Ms. Winegarner stated that she could not locate any evidence that would indicate that an easement for Rain Tree Road existed as represented on the tax maps. Mr. Tierney confirmed that these results confirmed his findings also.

Ms. Winegarner stated that in her discussion of the issue with the Antioch Highway Department, it was suggested that maybe Willow Avenue could be vacated with a condition that an easement be retained for the adjacent property to afford them access. Ms. Winegarner also thought that if Rain Tree Road was partially in the Township Roadway District, that possibly meant that the entire road was in the District.

Mr. Tierney indicated that only that portion of Rain Tree Road that was currently maintained and accepted by the Antioch Highway Commissioner would be considered a public road. The balance of the road, as represented on the tax maps, did not exist and therefore would not be in the District. Mr. Tierney reviewed his findings with the Board members on this issue. This was confirmed by Member Meyer.

Member Mosteller indicated that even if an easement was retained, it would not benefit the applicants' because it would be treated the same as a road for setback and use purposes.

Mr. Tierney indicated that the property in the area was currently Zoned R-1 which would require that a conforming lot have 130 feet of road frontage to be conforming.

Member Mosteller indicated that based on the portion of Rain Tree Road in the Road District, a portion of Willow Avenue could be vacated; however, the majority of the right-of-way would need to be reserved to maintain the conforming status of adjacent properties.

Mr. Meyer indicated that the Division of Transportation had no objection to the vacation of the 5 foot alley between Lot 3 of the Lass-Cox Consolidation Subdivision and Lots 9 and 12 in the Channel Lake Shores Subdivision. He also stated that the Division would support the vacation of a portion of Willow Avenue.

The Board discussed the location of utilities in the right-of-way. Mr. Tierney indicated that the correspondence he had received was from Comcast Cable and they indicated that they had no objection to the vacation. Ms. Winegarner indicated that there was one pole but it was located at the northeast corner of Lot 1.

Closing Statement
Ms. Winegarner had no closing statement.

Motion/Action
After some discussion of the extent of the vacation of Willow Avenue, Member Mosteller made a motion to vacate Willow Avenue from its southern extent to the north line of Lot 12, Block 9 in the Channel Lake Shores Subdivision (118.5 feet). The motion included the vacation of the 5 foot alley located south of the south line of Lot 3 in the Lass-Cox Consolidation Subdivision. The motion was seconded by Member Crivello and it passed unanimously.

Announcement of Land Cost
Following the motion, Mr. Tierney indicated that the cost to vacate the 5 foot right-of-way was $977.00. With the change in the Board's motion, the cost for Willow Avenue was reduced from an earlier calculation of $8,145.81 to $842.00. Mr. Tierney indicated that the benefiting petitioners' would be responsible for these charges prior to placing the item on the agenda for the County Board which is scheduled for February 13, 2007.

Adjournment
Member Crivello moved to adjourn the meeting. This motion was seconded by member Meyer and passed unanimously. The meeting was adjourned at 11:45 a.m.

TO THE COUNTY BOARD,
LAKE COUNTY, WAUKEGAN, ILLINOIS.
TO THE CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your petitioners, Travis and Jennifer Winegarner, Chris and Amynda Hadfield, Doug and Lisa Spooner, & James and Carrie Lubkeman, being the owners of certain land in **Lass Cox Subdivision** and **Channel Lake Shores Subdivision**, your petitioners further represents that they are the sole legal owners of:

Winegarner:
Lot 2 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15 and 16 in Block 9 in Channel Lake Shores, a subdivision of part of the west half of fractional section 1, township 46 north, range 9, east o the third principal meridian, according to the Lass Cox Drive Consolidation Plat, recorded March 5, 2003, as document 5141453, in Lake County, Illinois. PIN: 01-01-304-038. Commonly known as 43435 North Cox Drive, Antioch, IL; and

Spooner:
Lot 3 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15, and 16 in Block 9 in Channel Lake Shores, a Subdivision of part of the West half of Fractional Section 1, Township 46 North, Range 9, East of the Third Principal Meridian, according to the Lass Cox Drive Consolidation Plat recorded March 5, 2003, as Document 5141453, in Lake County, Illinois. PIN 01-01-304-039; and

Hadfield
Lot 1 in Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 12, 15, and 16 in Block 9 of Channel Lake Shores, a subdivision of part of the west half of fractional Section 1, Township 46 North Range 9, East of Third Principle Meridian, according to the Lass Cox Drive Consolidation Plat recorded March 5, 2003, as Document 5141453, in Lake County, Illinois. PIN: 01-01-304-037. Commonly known as 43445 North Cox Drive, Antioch, IL; and

Lubkeman:
Lots 9, 10, 11, & 12 in block 9 in Channel Lakes Shores, being a subdivision in the West half of fractional section 1, township 46 north, Range 9 east of the third principal meridian, according to the plat thereof recorded April 23, 1940 as document number 476695, in Lake County Illinois. Pin: 01-01-300-011.

do hereby petition your Honorable Board to approve the attached Deeds of Vacation and to revoke, annul, vacate and set aside that part of said plat of subdivision as follows:

All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lass Cox Drive Consolidation being a consolidation of Lots 5, 6, 7, 8, 13, 14, 15 and 16 in Block 9 in Channel Lake Shores, a subdivision of part of the west half of fractional Section 1, Township 46 North, Range 9, East o the third principal meridian, according to the Lass Cox Drive Consolidation Plat, recorded March 5, 2003, as document 5141453, in Lake County, Illinois. as more fully set forth on the plat attached;

also

All that part of an unimproved right-of-way lying between Lot 3 Lass Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision being a subdivision in the West half of fractional Section 1, Township 46 North, Range 9 East of the third principal meridian, according to the plat thereof recorded April 23, 1940 as document number 476695, in Lake County Illinois. as more fully set forth on the plat attached.

~~All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lass Cox Drive Consolidation as more fully set forth on the plat attached; also~~

~~All that part of an unimproved right-of-way lying between Lot 2 Lass Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision as more fully set forth on the plat attached.~~

Your petitioners further represent that there are no conflicting interests; that they are the sole owners of all lots adjacent to said rights-of-way.

Your petitioners indemnify and hold harmless the County of Lake for damages resulting to any person or persons, which may be incurred due to such vacation.

Your petitioners further represent that the street is not needed for public use and that there is no public need, necessity, or interest in said street. **The subject property has not been improved or used in any manner.**

Respectfully submitted,

Chris Hadfield

Travis Winegarner

Amynda Hadfield

Jennifer Winegarner

Doug Spooner

James Lubkeman

Lisa Spooner

Carrie Lubkeman

SUBSCRIBED AND SWORN to before me this 25th day of

April 2006.

OFFICIAL SEAL
CARL SAND
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-1-2009

Notary Public

~~All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lacs Cox Drive Consolidation as more fully set forth on the plat attached; also~~

~~All that part of an unimproved right-of-way lying between Lot 3 Lacs Cox Drive Consolidation and Lots 9 and 12, Block 9 in the Channel Lake Shores Subdivision as more fully set forth on the plat attached.~~

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Respectfully submitted,

Chris Hadfield	Travis Winegarner
Amynda Hadfield	Jennifer Winegarner
Douglas W. Spooner Doug Spooner	James Lubkeman
Lisa Spooner Lisa Spooner	Carrie Lubkeman

SUBSCRIBED AND SWORN to before me this 11 day of April 2006.

OFFICIAL SEAL
ANNETTE M. CUNNINGHAM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/29/07

Annette M Cunningham
Notary Public

~~All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lass Cox Drive Consolidation as more fully set forth on the plat attached; also~~

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Respectfully submitted,

Chris Hadfield

Travis Winegarner

Amynda Hadfield

Jennifer Winegarner

Doug Spooner

James Lubkeman

Lisa Spooner

Carrie Lubkeman

SUBSCRIBED AND SWORN to before me this 11 day of April 2006.

Candi L. Rowe
Notary Public

OFFICIAL SEAL
CANDI L. ROWE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-11-2006

~~All that part of unimproved Willow Avenue that lies south of the eastern extension of the north property line of Lot 1, Lass Cox Drive Consolidation as more fully set forth on the plat attached; also~~

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Respectfully submitted,

Chris Hadfield

Travis Winegarner

Amynda Hadfield

Jennifer Winegarner

Doug Spooner

James Lubkeman

Lisa Spooner

Carrie Lubkeman

SUBSCRIBED AND SWORN to before me this 11 day of

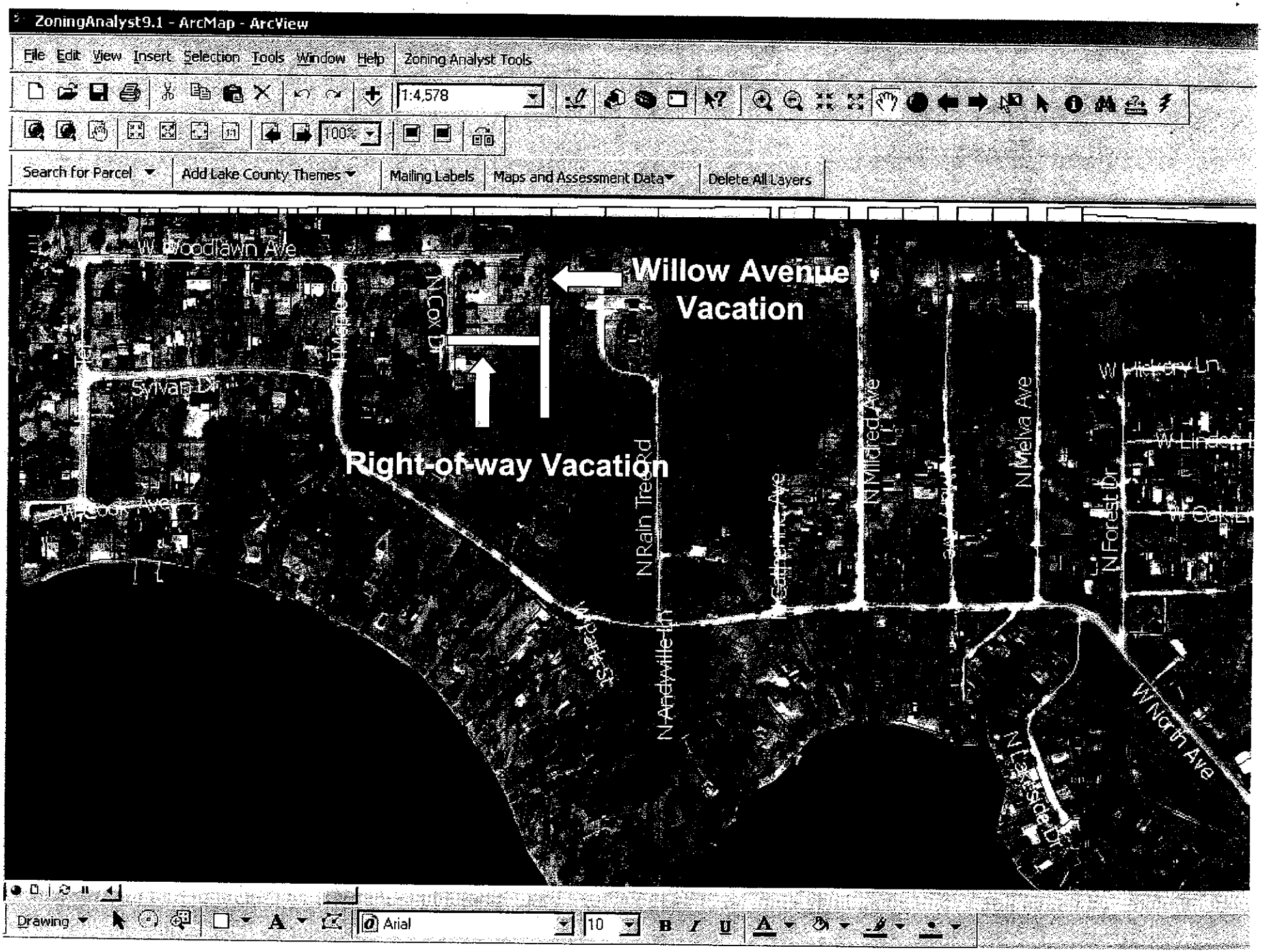
April 2006.

Notary Public

"OFFICIAL SEAL"
BONNIE B. LIGESKI
Notary Public, State of Illinois
My Commission Expires 06/01/07

"OFFICIAL SEAL"
MARY J. SIMBROWSKY
Notary Public, State Of Illinois
My Commission Expires 07/24/08

Notarizing for Carrie Lubkeman Only


ZoningAnalyst9.1 - ArcMap - ArcView
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Search for Parcel
Add Lake County Themes
Mailing Labels
Maps and Assessment Data
Delete All Layers
W Woodlawn Ave
N Cox Dr
Willow Avenue Vacation
Right-of-way Vacation
Sylvan Dr
N Rain Tree Rd
N Andyville Ln
N Catherine Ave
N Mildred Ave
N Melva Ave
N Forest Dr
W Hickory Ln
W Linden
W Cook Ave
W North Ave
Drawing
Arial
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Doc No. 476695
Filed April 23rd A.D. 1940
10:30 A.M.

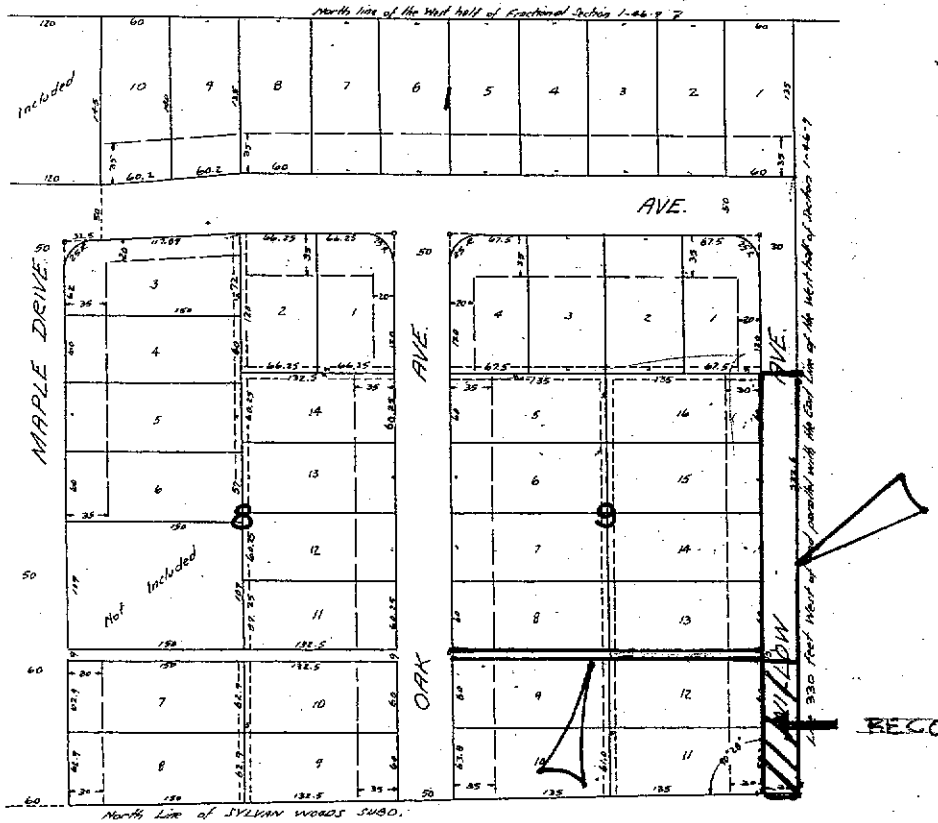
CHANNEL LAKE SHORES

In Antioch Township, Lake County, Illinois

A subdivision in the West half of Fractional Section 1, Township 46 North, Range 9 East of the Third Principal Meridian described as follows, to wit: Commencing at a point in the North line of said Section 1, 330 feet West of the Northeast corner of the said West half thereof; thence West along the said North line 1670 feet; thence South, parallel with the East line of said West half of Section 1, 1200 feet, more or less, to the shore of Channel Lake; thence Easterly along the said shore of Channel Lake 635 feet, more or less, to a point 60 feet west of the Westerly line of SYLVAN WOODS, a subdivision recorded in Book "B" of Plats on page 35; thence Northerly along a line parallel and 60 feet West of the Westerly line of SYLVAN WOODS 437.2 feet, more or less to the Northerly line of said SYLVAN WOODS extended 60 feet westerly; thence Easterly along the said Northerly line of SYLVAN WOODS and the same extended 1052.5 feet to a point 330 feet West of the East line of the said West half of Section 1; thence North along a line parallel with and 330 feet West of the said East line 1832 feet to the place of beginning. Excepting therefrom the following described tracts: Commencing at a point in the North line of said Section 1, 930 feet West of the Northeast corner of the said West half thereof; thence West along the said North line 120 feet; thence South parallel with the East line of said West half 145 feet; thence East parallel with said North line 120 feet; thence North 145 feet to the place of beginning; and also Commencing at a point 450 feet South of the North line and 962.5 feet West of the East line of the said West half of Section 1; thence South parallel with the East line of said West half 189 feet; thence East parallel with the North line of SYLVAN WOODS SUBD. 130 feet; thence North 189 feet; thence West 130 feet to the place of beginning.

Page 11

Microfilm Number of Plat Map Page
Jacket No. 2427
Camera Ready Copy



State of Illinois } ss
County of Lake }

I, William Oetting, do hereby certify that I am the legal owner of the lands shown on the annexed plat and described in the above caption. That I have caused the same to be surveyed and subdivided as shown hereon with a view to having the same recorded as provided by law.

Dated at Antioch this 22nd day of April A.D. 1940

William Oetting
Owner

State of Illinois } ss
County of Lake }

I, Hilma A. Lightsey, a Notary Public in and for said County in the State aforesaid, do hereby certify that William Oetting, personally known to me to be the same person whose name is subscribed to the foregoing certificate of ownership, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of April A.D. 1940.

Hilma A. Lightsey
Notary Public

HILMA A. LIGHTSEY NOTARY PUBLIC LAKE COUNTY, ILL.

RECOMMENDED FOR VACATION

State of Illinois } ss
County of Lake }

I hereby certify that all streets shown on the annexed plat have been graded and surfaced and all drainage structures built as required or have been provided for by a bonded contract to my approval.

Dated at Waukegan, Lake County, Illinois, this 23 day of April A.D. 1940.

R mr. Lobdell
Co. Supt. of Highways

State of Illinois } ss
County of Lake }

I, B.P. Thacker, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided the lands shown on the annexed plat and described in the above caption, and that the said annexed plat, drawn to a scale of 60 feet per one inch, is a true and correct representation of said survey and subdivision.

I further certify that I have placed iron stakes at all lot corners, as permanent monuments, from which future surveys may be made.

Distances are given in feet and decimal parts of a foot.

Dated at Waukegan, Lake County, Illinois, this 22 day of April A.D. 1940

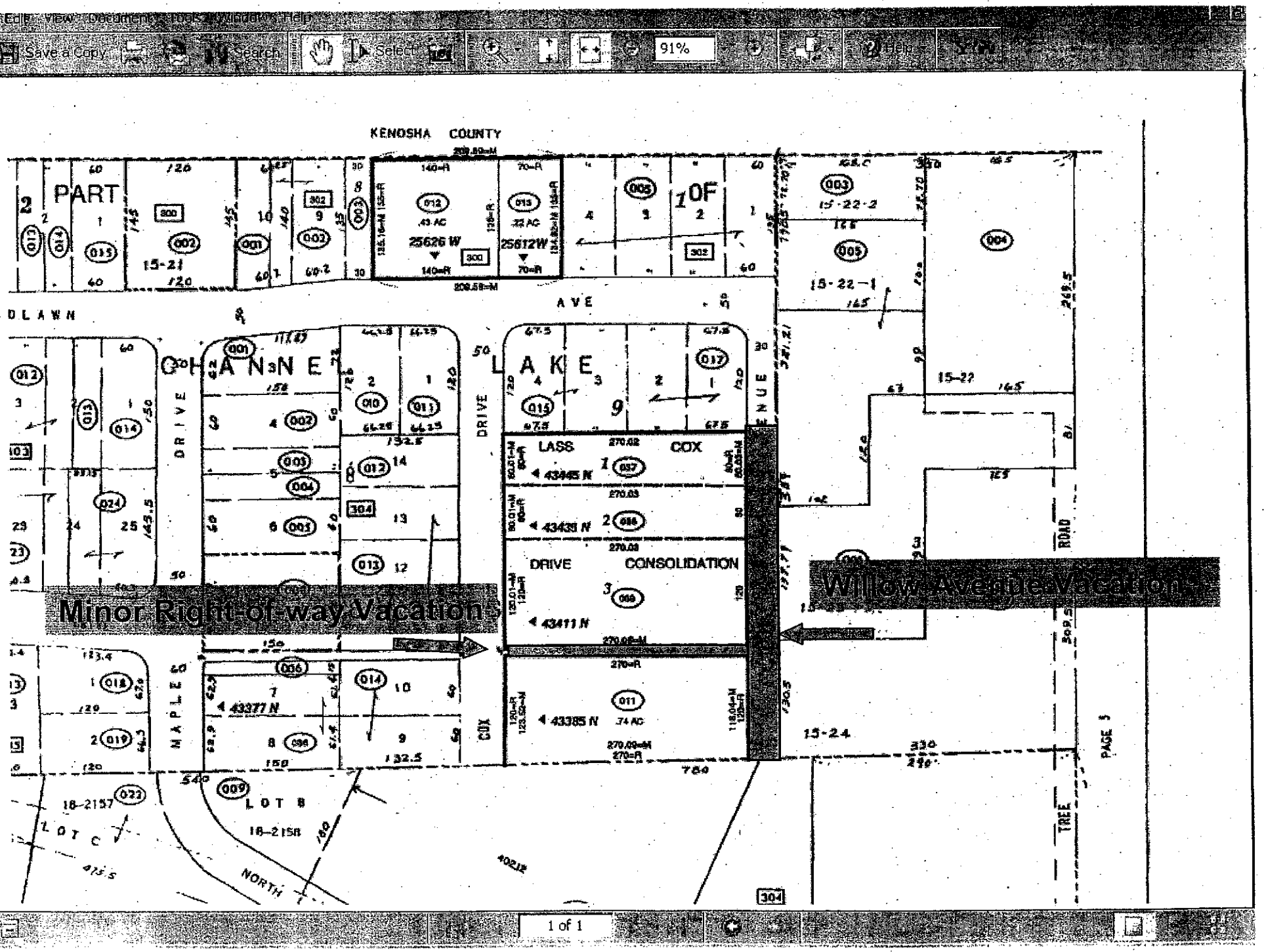
B.P. Thacker
Registered Ill. Land Surveyor

B.P. THACKER ILLINOIS LAND SURVEYOR No. 18 WAUKEGAN, ILLINOIS

State of Illinois } ss
County of Lake }

We do hereby certify that the plat hereon drawn meets the requirements of and is acceptable to us as the Plat Committee of the Board of Supervisors in and for said County in the State aforesaid. April 23, 1940

William W. Wilton
Chairman



KENOSHA COUNTY
PART
OF
CHANNEL LAKE
DRIVE
AVE
LASS COX
DRIVE CONSOLIDATION
MAPLE
COX
LOT B
LOT C
NORTH
TREE ROAD
PAGE 3
Minor Right-of-way Vacation
Willow Avenue Vacation